




# Part Exchange & Assisted Move

**The PX Hub**  
 LSL Land & New Homes



“Part Exchange has become one of the most popular selling tools for house builders big and small.”

## Why The PX Hub

**The PX Hub specialises in offering a complete and comprehensive Part Exchange and Assisted Move service to UK house builders 7 days a week.**

Part Exchange has become the key selling tool for house builders and is now one of the most popular incentives for purchasers looking to buy a new home.

### **We're experts in the sale of residential property**

With our experience and knowledge of the industry we successfully manage the acquisition and resale of Part Exchange properties effectively and efficiently, from the initial enquiry through to legal completion, allowing the developer to maintain focus on new plot sales.

Our aim is to reduce the financial risk and exposure for developers and sell part exchange properties quickly and achieve the best possible sale.



Certified to ISO 9001:2015  
for asset management services for  
part exchange properties and portfolio sales.

FS 602309



“Swapping new bricks for old bricks (Part Exchange) can be expensive, but not with LSL land and new homes.”

## We operate on a ‘No Sale No Fee’ basis

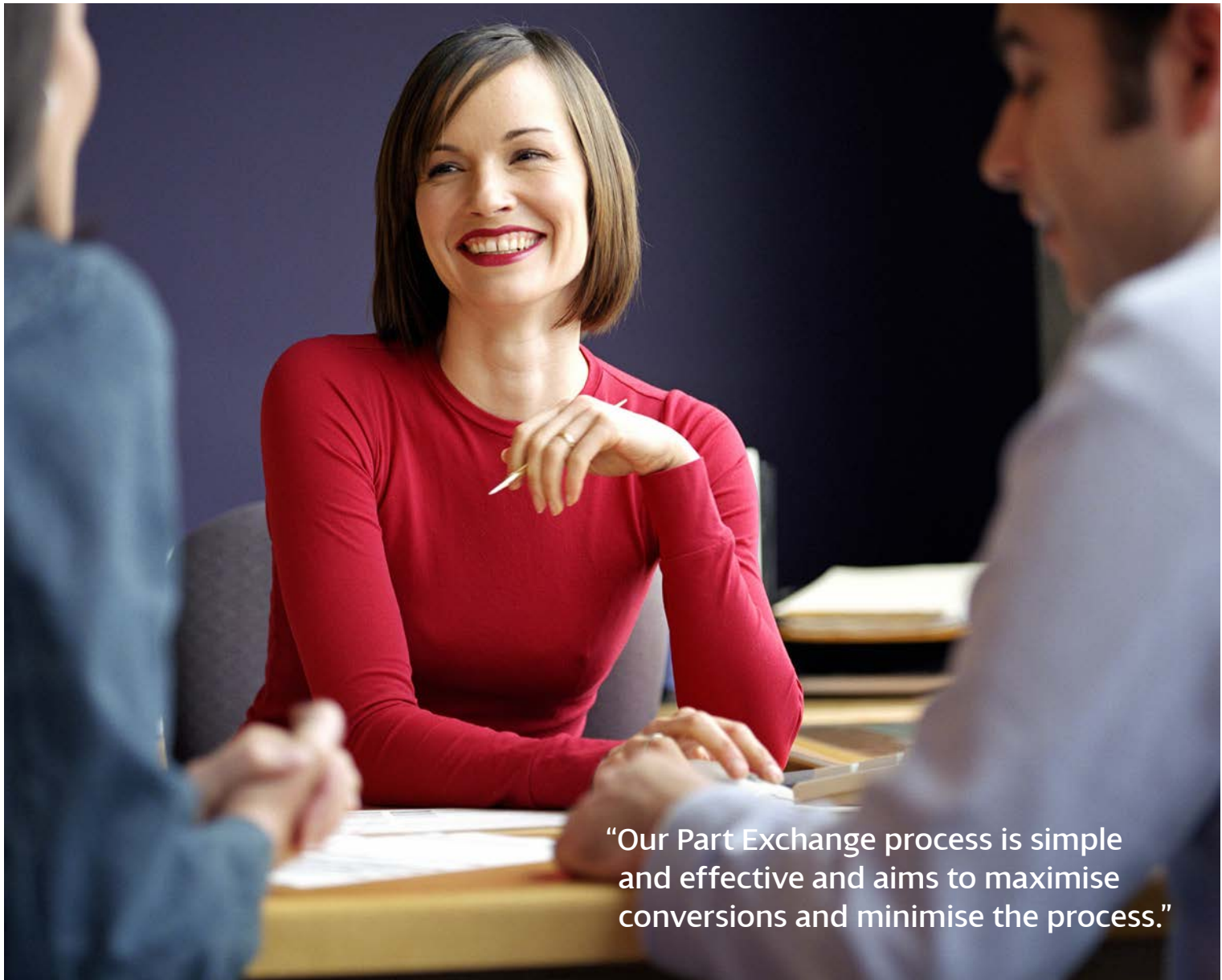
As we operate on a ‘No Sale No Fee\*’ basis, you can be reassured that our dedicated and focused team of professionals will secure a sale in the quickest time possible.

## We reduce the financial outlay and risk for developers

Swapping new bricks for old bricks (Part Exchange) can be expensive, time consuming and difficult to manage; The PX Hub provides the perfect answer.

\*Costs will be incurred should the property be withdrawn.





“Our Part Exchange process is simple and effective and aims to maximise conversions and minimise the process.”

## We offer a complete and comprehensive Part Exchange service

**When it comes to Part Exchange we are the ideal partner. With our flexible approach we have become the perfect choice for housebuilders, providing a first class Part Exchange service.**

We understand the importance of securing a new home sale using the Part Exchange scheme, which is why The PX Hub have developed a simple system that aims to minimise the time taken to qualify a would-be buyer by giving the Sales Negotiator key facts about the subject property.

The system provides detailed information such as comparable sales and an estimated marketing price instantly using the latest technology. Our Part Exchange process is simple and effective and aims to maximise conversions and minimise the process.

All developers are provided with a dedicated and local account/relationship manager and a day to day case handler, who will both liaise and work closely alongside your sales team. They will demonstrate a clear understanding of your business needs, offering their support and give you the commitment with the aim of building long-term relationships.



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“The PX HUB will liaise and guide new home-buyers on all aspects of selling their property.”

## We operate on a ‘No Sale No Fee’ basis

**Assisted Moves are becoming increasingly popular among house builders; this is due to the reduced risk, allowing new plot sales to be completed.**

For many people to buy their new home they require funds from the sale of their existing home, however, at The PX Hub, we have a solution for this and treat every assisted move as a corporate instruction.

Assisted Move properties require a quick sale in a short timeframe to reduce the number of sales falling through, therefore the property has to be marketed correctly. The PX Hub will liaise and guide developers on all aspects, from helping the new home buyer sell their property and acquiring valuations, to marketing recommendations and allocating estate agents and surveyors.





“Part Exchange allows the Developer to fix Completion dates and forecast cash-flows.”

## Funded Part Exchange

**To offer the very best service with regards to funded part exchange, The PX Hub works in partnership with many of the UK's top companies that specialise in providing part exchange for the new homes sector.**

Part Exchange lets developers fix completion dates and forecast cash-flows. It also enables their buyer to secure the property without the hassle and risk of selling their existing property on the open market.

## Chain Break

There is always the threat of a broken property chain. If a buyer is unable to sell their property because the chain is broken, it may lead to them losing a new home or, if they do move in spite of this, putting themselves under financial pressure.

We can help you break the property chain by providing a guaranteed offer on a home and buying within a timeframe that works for the buyer.

Our relationship with these companies, means that the funds are available to make immediate cash purchases - which helps take the stress out of the process.



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“Our service also offers a variety of HIGH STREET estate agencies, with over 540 branches in the uk.”

## Additional Services

**Our service also offers a variety of estate agencies, some of the largest UK estate agency brands, with over 540 branches. Giving us the ability to provide an award winning network that can make a difference by exposing your development to many more potential buyers.**

Additional services offered: Surveys, specialist reports, residential and commercial EPC's, professional photography, audio tours, Home Buyer Reports, RICS valuations, Home Reports (Scotland), building surveys, floor plans, inventories, lock change and security, drain down and water isolation, Electrical Condition Inspection Reports (EICR's), cleaning and waste removal, garden tidy and clearing of pathways and gas boiler services.



## About LSL Land & New Homes

LSL Land and New Homes is a specialist department under the LSL Property Services umbrella, with presence throughout the UK operating from strategically located regional offices. Offering complete sales and marketing solutions for national and local developers.

LSL Property Services plc is a leading provider of residential property services to its two key customer groups. These services are provided by companies within the LSL Property Services Group.

Services to consumers include: residential sales, lettings, surveying, conveyancing and advice on mortgages and non-investment insurance products.

Services to mortgage lenders include: valuations and panel management services, asset management and property management services.

The Estate Agency and Related Services segment includes Residential Sales and Lettings and the related markets of Asset Management (including repossessions asset management and property management for multi property landlords) and Financial Services – predominantly mortgage and protection brokerage – which includes the operation of intermediary networks.

The PX Hub is a division of LSL Land & New Homes dealing with Part Exchange/ Assisted Move

Call The PX Hub on **01773 769911\***  
or visit **[www.lsl-landandnewhomes.co.uk](http://www.lsl-landandnewhomes.co.uk)**

\*Calls may be recorded for training and security purposes

Part of the  LSL Property Services plc group

LSL Land & New Homes is a trading name of LSL Land & New Homes Ltd, registered in England at 2nd Floor, Gateway2, Holgate Park Drive, York, YO26 4GB (number 09018581).

The PX Hub is a division of LSL Land & New Homes dealing with part exchange and assisted move properties and whose correspondence address is The PX Hub, Rear of 50 Nottingham Road, Eastwood, Nottingham, NG16 3NQ. Calls may be recorded and/or monitored for training and/or data protection purposes.



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